NORD LIVING

MODULAR HOUSE · 82 M² · FLAT ROOF
MODEL BROCHURE · NOVEMBER 2026



TWO MODULES UNDER ONE FLAT ROOF

TUNDRA LOGGIA FLAT

The TUNDRA Loggia plan under a flat roof, with level 2.40 m ceilings

82 m²	from € 55,404
BUILT AREA	EXCL. VAT

MODULAR HOUSE · 82 M² · FLAT ROOF

The TUNDRA Loggia floor plan under a flat roof: 82 m² built, with a covered terrace closed on both sides.

TUNDRA Loggia Flat keeps the floor plan and the two 3.00 × 13.00 m modules of TUNDRA Loggia and replaces the pitched roof with a flat one. The ceiling is level at 2.40 m in every room, the bedroom windows are straight, full-height rectangles, and the roof ends in a slim metal edge with the rainwater pipes concealed in the walls. The covered terrace sits inside the volume: a solid timber-clad wall on each side, no posts, open only to the front. Buy it as a weather-tight white box, or move in with the keys.

01

Level 2.40 m ceilings

Wall panels are 2.50 m high, so every room has a level ceiling at 2.40 m.

02

Terrace inside the volume

A solid timber-clad wall on each side, no posts, open only to the front.

03

Hidden rainwater

Two roof outlets with downpipes concealed in the walls, behind a slim metal edge.

04

Lower on the road

Modules about 3.02 m high (nZEB), against about 3.42 m for the pitched TUNDRA.



The loggia front in anthracite standing-seam steel RAL 7016 (standard)



Garden side: bedroom windows and the kitchen door, anthracite steel



Living room with the wood stove, looking out to the loggia

82 m²

built, Passive · terrace included

2 × 3.00 × 13.00 m

modules

≈ 5.56 m

clear terrace width, no posts

2.40 m

clear height, every room

≈ 3.02 m

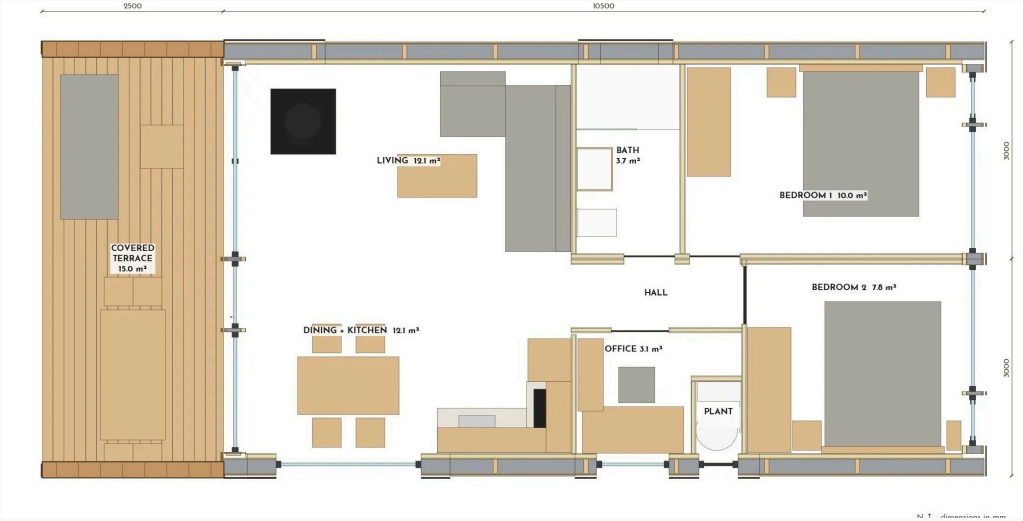
module height, nZEB

U ≈ 0.140

roof, nZEB standard



From above: two 13.00 m modules under one flat EPDM roof



TUNDRA Loggia Flat – living, dining and kitchen, two bedrooms, home office, bathroom and the covered terrace with a solid wall on each side

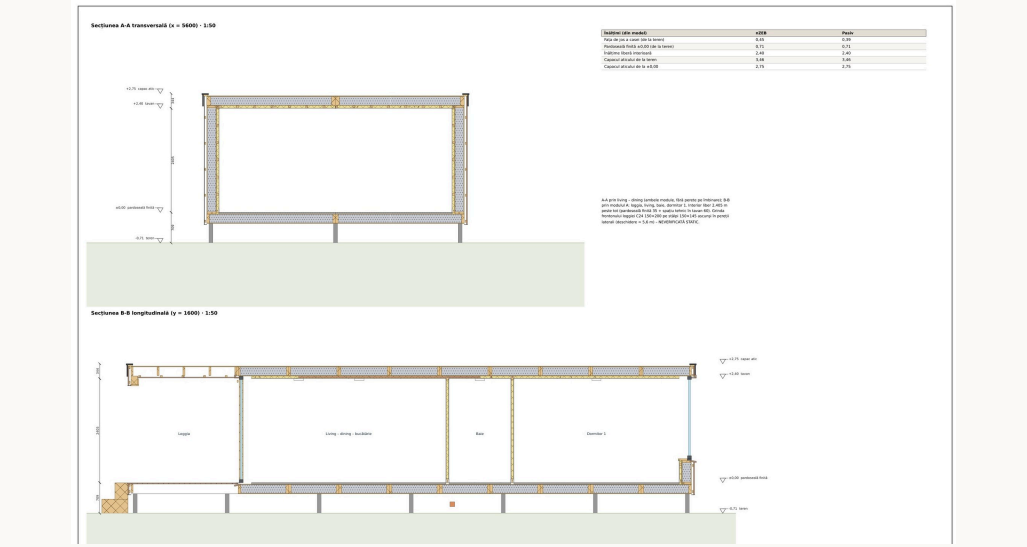
FLOOR PLAN	M²
Living room with wood stove	12
Dining and L-kitchen	12
Bedroom 1	10
Bedroom 2	8
Bathroom	4
Home office	3
Hall	2
Covered terrace	15
Total	**66.0**

DIMENSIONS

Modules	2 × 3.00 × 13.00 m
Exterior	13.10 × 6.10 m (nZEB), 13.22 × 6.22 m (Passive)
Module height	≈ 3.02 m (nZEB), ≈ 3.14 m (Passive)
Clear height	2.40 m in every room
Terrace	2.5 m deep, ≈ 5.56 m clear between the side walls



Construction drawing: facades of the flat-roof loggia house



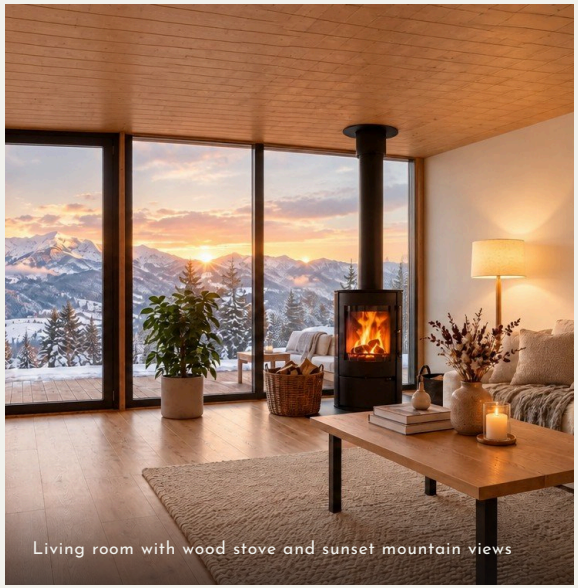
Construction drawing: cross and longitudinal sections

TECHNICAL SPECIFICATION

Modules	2 × 3.00 × 13.00 m; exterior 13.10 × 6.10 m (nZEB) or 13.22 × 6.22 m (Passive); built area 82 m² Passive, 80 m² nZEB, terrace included; module height ≈ 3.02 m (3.14 m Passive); no overhang – road-legal
Rooms	living + stove 12 · dining + L-kitchen 12 · bedroom 1 10 · bedroom 2 8 · bathroom 4 · office 3 · hall 2 · covered terrace 15 m²
Roof	flat SIP roof with EPDM membrane on tapered insulation; slim metal edge; two roof outlets with rainwater pipes concealed in the walls; clear height 2.40 m throughout
Terrace	inside the volume, 2.5 m deep; a solid wall clad in thermo pine on each side, no posts; thermowood deck and ceiling
Foundation	21 screw piles Ø89 × 2000 mm as an option, ventilated void ≥ 400 mm; or your own foundation


Kitchen and dining under the level 2.40 m ceiling


Bedroom with a full-height window


Living room with wood stove and sunset mountain views


Kitchen and dining area in oak with panoramic glazing


Bedroom with mountain view and timber ceiling

Renders are illustrative. Furniture, kitchen and landscaping are shown for illustration.

EXTERIOR CLADDING

Anthracite steel as **standard**, thermo-treated wood as an **option**

Every unit leaves the factory in anthracite standing-seam steel, RAL 7016, on a ventilated batten deck over the breather membrane. The same wall can be clad in thermo-treated wood instead: vertical boards, the same ventilated cavity, the same insulation behind it. Both finishes weather without maintenance; the wood greys with time unless oiled.

Five steel-and-timber combinations are drawn for this model – graphite RAL 7024, anthracite RAL 7016, black RAL 9005 or green RAL 6020 with light, thermo or charred timber, or all thermo pine; see the technical specification.



Anthracite standing-seam steel RAL 7016 — standard



Thermo-treated wood cladding — option



Anthracite steel RAL 7016, from above — standard



Thermo-treated wood, from above — option

Renders are illustrative. Furniture, kitchen and landscaping are shown for illustration.

Layers from outside to inside, thicknesses in mm

WALL

Bilka Retro-Panel 0.5 steel with vertical timber boards	–
Battens, ventilated	–
Wood fibre (Passive only)	60
Breather membrane	–
SIP: OSB 12 + graphite EPS 200 + OSB 12, 2.50 m high	224
Vapour barrier	–
Service cavity with mineral wool	50
Clickwall	10

ROOF

EPDM membrane, bonded	1.2
OSB deck	12
Tapered EPS, 2 % fall	–
Wood fibre (Passive only)	60
SIP: OSB 12 + graphite EPS 200 + OSB 12	224
Service cavity and Clickwall ceiling	–

FLOOR

EPS board (nZEB) or wood fibre with rodent mesh (Passive)	30 / 60
Liquid waterproofing on the underside	–
SIP: OSB 12 + graphite EPS 200 + OSB 12, on STEICO joists	224
Floor finish (Finished)	–

THERMAL PERFORMANCE

≈ 0.146 nZEB · 0.122 Passive

Walls · W/m²K

≈ 0.140 nZEB · 0.118 Passive

Roof · W/m²K

≈ 0.157 nZEB · 0.129 Passive

Floor · W/m²K

triple glazing, Ug 0.5

Windows

UNIT AND STRUCTURE

Modules	2 × 3.00 × 13.00 m; exterior 13.10 × 6.10 m (nZEB) or 13.22 × 6.22 m (Passive); built area 82 m² Passive, 80 m² nZEB, terrace included; module height ≈ 3.02 m (3.14 m Passive); no overhang – road-legal
Rooms	living + stove 12 · dining + L-kitchen 12 · bedroom 1 10 · bedroom 2 8 · bathroom 4 · office 3 · hall 2 · covered terrace 15 m²
Roof	flat SIP roof with EPDM membrane on tapered insulation; slim metal edge; two roof outlets with rainwater pipes concealed in the walls; clear height 2.40 m throughout
Terrace	inside the volume, 2.5 m deep; a solid wall clad in thermo pine on each side, no posts; thermowood deck and ceiling
Foundation	21 screw piles Ø89 × 2000 mm as an option, ventilated void ≥ 400 mm; or your own foundation
Structure	SIP panels OSB 12 · graphite EPS 200 · OSB 12; wall panels 2.50 m high; joints Steico SJ at 1,250

ENVELOPE, FINISHES AND SERVICES

Envelope · nZEB (included)	SIP 200 mm graphite EPS; walls U ≈ 0.146, roof U ≈ 0.140, floor U ≈ 0.157 W/m²K; PVC triple glazing
Envelope · Passive	the same panels plus 60 mm wood fibre; walls U ≈ 0.122, roof U ≈ 0.118, floor U ≈ 0.129 W/m²K
Façade	Bilka Retro-Panel 0.5 mm standing-seam steel with vertical timber cladding; five finish combinations: graphite RAL 7024 + light wood, anthracite RAL 7016 + thermo pine, black RAL 9005 + charred wood, all thermo pine, green RAL 6020 + thermo pine
Interior	Clickwall 10 mm walls and ceilings on a 50 mm services cavity, no visible joints

Windows	PVC frames in anthracite, six chambers, triple glazing Ug 0.5 (Uw ≈ 0.8–0.85 W/m²K), fitted in the plane of the insulation; bedroom windows as straight full-height rectangles
Roof	Flat SIP roof; EPDM 1.2 mm on tapered insulation; parapet of two KVH 45 × 200 with a 27 cm flat-metal band and coping with drip
Drainage	Two Ø110 roof outlets with insulated Ø80 downpipes concealed in the walls, de-icing cable; two overflows through the parapet
Terrace	Inside the volume: front beam C24 150 × 200 on posts hidden in the two side walls; side walls clad in thermo pine on both faces
Structure	SIP panels closed on STEICO SJ60 200 joists; wall panels 2.50 m high
Foundation	21 screw piles Ø89 × 2000 mm, ventilated void ≥ 400 mm; or your own foundation
Transport	Two modules, one truck each, about 3.02 m high (nZEB)
Lead time	Production 8–14 weeks from signed order and approved drawings; 2–4 months to handover



Kitchen and dining area in oak with panoramic glazing



Bedroom with mountain view and timber ceiling

WHITE BOX

€ 55,404 excl. VAT

ex works Oradea

- Exterior finished, flat EPDM roof with parapet and hidden downpipes
- Clickwall walls and ceilings
- Cables, boxes and distribution board
- Water and drainage pipes

FINISHED

€ 60,104 excl. VAT

ex works Oradea

- Everything in White box
- Interior doors
- Sockets, switches, light fittings
- Flooring; SPC in the bathroom
- Shower, basin with cabinet, WC

FURNISHED

€ 79,786 excl. VAT

ex works Oradea

- Everything in Finished
- Kitchen with appliances
- Wardrobes and beds
- Sofa and dining

UPGRADE

Passive envelope

+ 10,631

60 mm wood fibre on walls, roof and under the floor, plus a central heat-recovery ventilation unit. Walls U ≈ 0.122, roof ≈ 0.118, floor ≈ 0.129 W/m²K.

White box: exterior finished, interior walls and ceilings lined, cables, boxes and pipes pulled; without foundation, interior doors, sockets, lights, flooring, bathroom fittings or water heater. Everything else is added on top. Images are preview renders; furniture and kitchen are shown for illustration.



Garden side: bedroom windows and the kitchen door, anthracite steel



From above: two 13.00 m modules under one flat EPDM roof



Covered terrace at sunset with dining set and lounge

PRICE · EUR EXCL. VAT, EX WORKS ORADEA

ITEM	WHAT IT IS	EUR
TUNDRA Loggia Flat	**82 m² built incl. the 15 m² terrace recess, 2 bedrooms + office, white box**	**55,404**
+ Screw-pile foundation	21 galvanised piles; installation and delivery on quote	**+ 2,756**
+ Covered terrace 15 m²	thermowood deck, timber cladding, ceiling and the two side walls	**+ 7,755**
+ Passive envelope	60 mm wood fibre all around and a central heat-recovery ventilation unit	**+ 10,631**
+ Finished	interior doors, sockets, switches, light fittings, flooring, SPC bathroom floor, shower, basin with cabinet, WC	**+ 4,700**
+ Furnished: kitchen and furniture	on top of Finished: kitchen with appliances, wardrobes, beds, sofa, dining	**+ 19,682**

VAT 21 % applies in Romania; EU companies with a valid VAT number are invoiced under reverse charge; exports outside the EU are invoiced without Romanian VAT.

OPTIONS

OPTION	DETAIL	EUR
Electric water heater	120 l	**577**
Air-to-air heat pumps	heating and cooling, wall units	**1,506**
Electric underfloor heating	with room thermostats	**3,171**
Air-to-water heat pump	4 kW, with water underfloor heating	**8,983**
Wood stove	5 kW, outside air supply, insulated flue	**2,624**
Heat-recovery ventilation	four individual ventilators	**1,913**
Heat-pump water heater	200 l, instead of the electric water heater	**2,187**



The loggia front in anthracite standing-seam steel RAL 7016 (standard)



Garden side: bedroom windows and the kitchen door, anthracite steel



Covered terrace at sunset with dining set and lounge

2–4 months from signed order to handover

01

Design & quotation

WEEK 0

We fix the model, layout, envelope and options with you and confirm the price in a written quotation after a site survey.

02

Order & drawings approval

AT SIGNING · 50 %

You sign the order and approve the production drawings; the factory slot is booked.

03

Factory production

8–14 WEEKS

The modules are built, fitted and tested in our factory in Oradea; 40 % is due when the structure is complete.

04

Transport

AFTER FACTORY ACCEPTANCE · 10 %

You accept the unit in the factory, in person or online, and it leaves by truck, one truck per module.

05

Assembly & handover

1–2 DAYS ON SITE

Our team sets the piles, places and levels the modules by crane, makes the connections and hands over the keys.

WARRANTY AND AFTER-SALES

Structure	15 years on structural integrity: SIP shell, frame and load-bearing connections
Extended	Up to 30 years with a maintenance contract: inspections yearly or every 2 years
Envelope & joinery	5 years: roof, façade, windows and doors
Installations & appliances	2 years (manufacturer warranties)
After-sales	Remote support, spare parts and service visits

WHAT YOU NEED ON SITE

- Road access for the trucks and a place for the crane next to the placement point
- A cleared, roughly level area for the footprint; ground suitable for screw piles, or your own foundation
- Water, sewer and electricity brought to the connection point of the unit
- Building permit or planning approval where your municipality requires it

NOT INCLUDED IN THE PRICE

- Transport, crane and on-site installation (quoted per site)
- Building permit, planning and local engineering sign-off
- Site preparation, access, earthworks and utility trenches
- Connection of water, sewer and electricity up to the unit
- Outdoor furniture and landscaping unless listed as an option

DELIVERY, INSTALLATION AND PAYMENT

Lead time	Production 8–14 weeks from signed order and approved drawings; 2–4 months in total to handover.
Payment	50 % at signing · 40 % when the structure is complete · 10 % at acceptance in our factory (in person or online), before departure.
Transport	From our factory in Oradea, Romania: €2 per km per truck (one truck per module); oversize permits or escort at cost if the route requires them.
Installation	Nord Living team at €1,250 per day, from leaving the factory until return: piles, crane placing, levelling, connections, handover.
Prices	EUR excluding VAT, ex works Oradea. Valid for orders placed in 2026; confirmed in the written quotation after a site survey.

How does it differ from TUNDRA Loggia?

Same plan and modules. The flat roof gives level 2.40 m ceilings, hidden downpipes, lower modules on the road and a terrace closed on both sides. White box €55,404 against €53,840.

Which façades are available?

Five combinations of standing-seam steel and vertical timber: graphite RAL 7024 + light wood, anthracite RAL 7016 + thermo pine, black RAL 9005 + charred wood, all thermo pine, green RAL 6020 + thermo pine.

Is the terrace finish included?

No. Deck, timber cladding, ceiling and the two side walls are + 7,755.

Is the Veranda variant available with a flat roof?

Not at present. The flat roof is drawn for the Loggia plan only.

How long does it take?

Production takes 8–14 weeks from the signed order and the approved drawings. Counting transport and assembly, plan on 2–4 months to handover.

How do payments work?

50 % at signing, 40 % when the structure is complete, 10 % at acceptance in our factory, in person or online, before the unit leaves.

What does transport cost?

€2 per km per truck from our factory in Oradea, Romania, one truck per module. Oversize permits or an escort are charged at cost when the route needs them.

Who installs the house?

Our own team, at €1,250 per day from leaving the factory until return. They set the piles, place and level the modules by crane, make the connections and hand over.

Do I need a building permit?

In most places, yes, for a permanent home. The rules depend on the country and the municipality. The permit, planning and local engineering sign-off are on the client's side; the plans and technical data in this brochure are the starting point.

What foundation do I need?

Galvanised screw piles: no concrete, quick to set and reversible. We supply them as an option and quote the installation per site. You can also use your own foundation.

How is VAT handled?

Prices exclude VAT. Romanian VAT is 21 %. Companies in another EU country with a valid VAT number are invoiced under reverse charge. Deliveries outside the EU are invoiced as exports, without Romanian VAT.

What warranty do I get?

15 years on the structure, up to 30 years with a maintenance contract. 5 years on roof, façade, windows and doors; 2 years on installations and appliances.

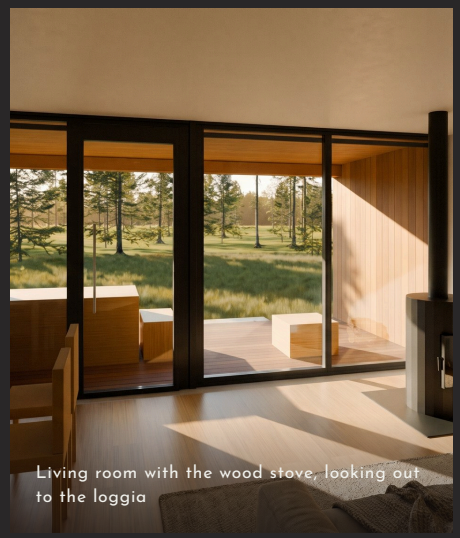
Let's talk

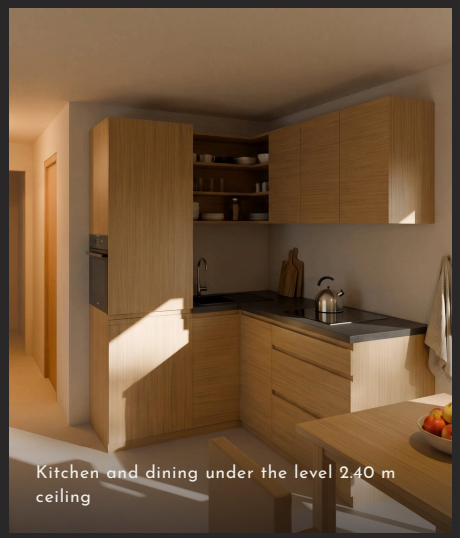
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Video call: calendar.app.google/PMvFTDaUEBLUGg4h8

SEE IT IN USE
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CONFIGURE IT ONLINE
Scan to open the configurator for this model
nord.living/modular-houses#tundra


TUNDRA Loggia Flat at dusk, anthracite standing-seam steel RAL 7016


Living room with the wood stove, looking out to the loggia


Kitchen and dining under the level 2.40 m ceiling